

**Item:** \_\_\_\_\_ ORD 08-24  
**Fiscal Impact:** \_\_\_\_\_ N/A  
**Funding Source:** \_\_\_\_\_ N/A  
**Account #:** \_\_\_\_\_ N/A  
**Budget Opening Required:** ☐

**ISSUE:**

Application: #Z-5-2008  
Applicant: West Valley City  
Location: Approximately 3327 West 3500 South  
Size: 0.12 acres.

**SYNOPSIS:**

Change zone from 'R-1-8' (residential, single family, minimum 8,000 sq. ft. lot size) to 'C-2' (general commercial)

**BACKGROUND:**

UDOT recently purchased the subject property due to the impacts of the widening of 3500 South planned to begin later this year. The existing home on the property will be demolished. In staff's opinion, the remaining property, which would be about 46' wide, is not practical or desirable for a single family home lot given the required setbacks for a corner lot and the proximity to the future 8 lane road. After meeting the required side setbacks (assuming a house facing west), only about 16' of width would be left to build a home on.

The owner of the commercial property to the east is interested in purchasing the subject property from UDOT to develop additional parking to help offset UDOT impacts to existing parking. A copy of the concept plan is attached. If this rezone application is approved, the owner of the property east of the subject property will need to submit a conditional use amendment application to obtain approval for the amended parking design.

According to State law, UDOT is not allowed to apply for a zone change on property they acquired. Hence, to facilitate the reuse of the unused UDOT property, City staff initiated this application.

UDOT has also acquired the parcel directly west of the subject property. The address of this parcel is 3508 South 3340 West. The owner of the business west of this property is also interested in utilizing the excess UDOT property for parking. The City will likely initiate another rezone application for the property at 3508 South 3340 West.

**RECOMMENDATION:**

The Planning Commission recommends approval.

**SUBMITTED BY:**

Joseph Moore, CED Director  
Steve Pastorik, Long Range Planning Manager